

103.0

0005

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,334,600 / 1,334,600

USE VALUE:

1,334,600 / 1,334,600

ASSESSED:

1,334,600 / 1,334,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ANZALONE COURTNEY & RYAN	
Owner 2:	
Owner 3:	

Street 1: 4 LONGMEADOW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARNEY JOHN -

Owner 2: -

Street 1: 98 RICHFIELD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 10,229 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 4302 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10229		Sq. Ft.	Site		0	70.	0.71	4									508,811						508,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct			
101							10229.000		825,800				508,800		1,334,600									
Total Card							0.235		825,800				508,800		1,334,600		Entered Lot Size							
Total Parcel							0.235		825,800				508,800		1,334,600		Total Land:							
Source: Market Adj Cost													Total Value per SQ unit /Card:		310.23		/Parcel: 310.2		Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	825,800	0	10,229.	508,800	1,334,600	1,334,600	Year End Roll	12/18/2019
2019	101	FV	183,100	0	10,229.	508,800	691,900	691,900	Year End Roll	1/3/2019
2018	101	FV	183,100	0	10,229.	436,100	619,200	619,200	Year End Roll	12/20/2017
2017	101	FV	183,100	0	10,229.	407,000	590,100	590,100	Year End Roll	1/3/2017
2016	101	FV	183,100	0	10,229.	348,900	532,000	532,000	Year End	1/4/2016
2015	101	FV	182,200	0	10,229.	312,600	494,800	494,800	Year End Roll	12/11/2014
2014	101	FV	182,200	0	10,229.	289,300	471,500	471,500	Year End Roll	12/16/2013
2013	101	FV	182,200	0	10,229.	275,800	458,000	458,000		12/13/2012

Parcel ID 103.0-0005-0002.0

!8238!

PRINT

Date Time

12/10/20 22:49:04

LAST REV

Date Time

08/07/19 08:59:03

danam

8238

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN,	1544-146	1	5/31/2019		1,420,000	No	No		Filed Both Ways - Recorded Land: Book: 72695
MC CARTHY CATHE	1536-87	1	10/31/2018	Change>Sale	769,000	No	No		Also filed 71826:351
MC CARTHY CATHE	1477-8		8/11/2015	Convenience		1	No	No	Filed both ways Bk 65890 Pg 128 8/11/2015.
MC CARTHY CATHE	1477-8		8/11/2015	Convenience		1	No	No	Filed both ways - Bk 65890 Pg 126 8/11/2015.
MC CARTHY CATHE	1368-123		5/27/2009	Family		1	No	No	
	680-126		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/11/2019	50	Heat App	10,000	C					4/11/2019	Meas/Inspect	DGM	D Mann
11/16/2018	1723	Addition	100,000	O					4/11/2019	Permit Visit	DGM	D Mann
									9/13/2018	MEAS&NOTICE	CC	Chris C
									4/25/2018	Mail Update	EMK	Ellen K
									2/19/2009	Meas/Inspect	163	PATRIOT
									11/6/2000	Hearing Chag		
									11/17/1999	Inspected	267	PATRIOT
									11/9/1999	Mailer Sent		
									10/22/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

